

Bargain Booze

Open 7 Days A Week



Bargain Booze

Ref: 3818274

5 Spur Road Cosham, Portsmouth, PO6 3DY

Leasehold: £50,000, Annual Rent: £10,000

Adjusted net profit c. £38k

Gross weekly sales currently c. £6,000

Busy arterial road within a residential area

Established business with repeat customers

Opportunity to increase margin with a rebrand

No fixed trading ties EPC rating - C



A well presented end of terrace lock-up store, currently operating as a profitable off licence that is free of trading ties and could offer a wider range of stock which will help increase trade and revenue. This is a great opportunity for a new owner to take on an established business and make the changes they see fit. The business also benefits from a prominent position getting lots of passing traffic and footfall on a daily basis.



Location

The property is situated on a busy arterial road in a well populated residential area, just a short walk from Cosham train station and a busy highstreet.

Cosham is a large and busy suburb of Portsmouth with lots of residential properties and some keys roads offering passing trade. It is well situated just off the M27 and a short drive from Portsea island which attracts lots of shoppers to the Spinnaker tower, Portsmouth harbour and Gunwharf Quays shopping centre.

Fixtures & Fittings

We are advised that the majority of fixtures and fittings are owned outright. An inventory is available on request.



Internal Details

The recently refitted till is located directly on the right as you walk into the shop with the lottery stand, vapes and impulse purchase items present.

Throughout the whole shop there are 4, 5 or 6 shelves worth of stock, offering beer, spirits and wine, amongst other alcoholic drinks and confectionary.

There is also a storage room to the rear of the shop and a WC.

External Details

There is a busy sidewalk with lots of passing buyers out the front and a public car park over the road.

The shop has lots of advertising space in the window to display any current offers or advertise popular items that they have in store.

The Opportunity

This business offers a great opportunity for someone seeking an attractively priced and well established business on a busy parade of shops adjacent and a large amount residential property around.

The store currently benefits from Bargain Booze affiliation, but no trading ties offering the opportunity to rebrand if desired.

Tenure

We are offering the assignment of this 15 year lease from 10/08/2016 with a rent of £10,000 per annum

Business Rates

The business currently qualifies for full small business rates relief, meaning nothing was payable in the last accounting year.



Staff

The business is currently run by 1 full time member of staff and 2 additional part time staff members.

Trading Information

We are advised the store trades at around £5,000 per week

Financial Accounts Year Ending 30/04/2023

Turnover £260,776

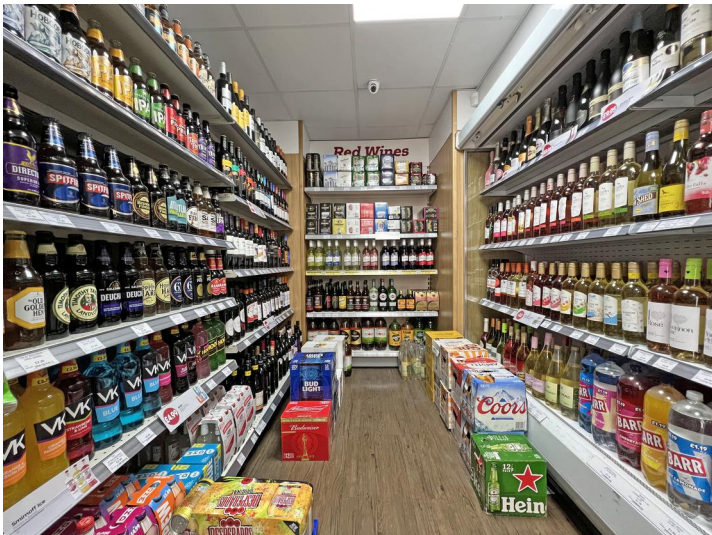
Gross Profit £77,501

Adjusted Net Profit c£40,000

Trading Hours

Monday to Saturday: 10.00am-11.00pm

Sunday: 10.00am-10.30pm



Gross internal area: 4552 m² (4900 ft²)



Ground Floor

BakerL.ie Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPC's)

Professional Property Photography

Land Registry Compliant Lease Plans

Measured Surveys (CAD Drawings)

Property Floor Plans

Elevated Property Photography

Asbestos Management Reports F10

Risk Assessment Reports

Drone Photography

While every effort has been made to ensure the accuracy of the information contained herein, BakerL.ie does not accept any liability for any errors or omissions, whether arising from negligence or otherwise, in the provision of the information contained herein. The information is provided for general information only and should not be relied upon for any specific purpose. BakerL.ie is not responsible for any loss or damage, whether arising from negligence or otherwise, in the provision of the information contained herein. The information is provided for general information only and should not be relied upon for any specific purpose. BakerL.ie is not responsible for any loss or damage, whether arising from negligence or otherwise, in the provision of the information contained herein.

DO NOT SCALE THE DRAWING

Drawing Key

| Rev | Date | Amendments |
|-----|------|------------|
| | | |

BakerL.ie
Tel: 01454 678005
info@bakerlie.com
www.bakerlie.com

Project

Floor Plans

Bargain Booze
5 Spur Road
Cosham
Plymouth
PL28 5DZ

Drawing No: 8888-20-JNL-20
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: @A1

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Oliver Guppy

Business Agent (Retail)

M:+44754 6698 678

E:oliver.guppy@christie.com

Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. March 2024